



70 St Peters Gardens, Wrecclesham, Farnham, Surrey. GU10 4QY.  
Fixed Price £215,000

- 1st Floor apartment
- Re-fitted kitchen
- 1 Bedroom
- Allocated parking 1 car
- No chain
- Balance of 999 year lease
- Southerly facing lounge
- Large private loft
- Modern bathroom
- Potential rental £1,000 pcm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

## Description

\*\*\* GREAT 1ST TIME BUY OR INVESTMENT PROPERTY \*\*\* St Peters Gardens is situated within walking distance of local amenities and is a short drive from Farnham's elegant Georgian town centre. This property is going to be of particular interest to first time buyers and Investment buyers as it has a potential rental income of £950 per calendar month. The property is offered in good decorative order and benefits from a large private loft space, upvc sealed unit double glazing, private parking and economic electric night storage heating.

## Directions

Proceed out of the town centre along West Street and take the 2nd exit off the Coxbridge roundabout onto the A325 Petersfield Road. Upon reaching the next mini roundabout, take the first exit off into School Hill, and take the 2nd turning on the right into St Peters Gardens. Upon entering St Peters Gardens, take the 2nd turning on the left and the property can be found after a short distance along on the right hand side.

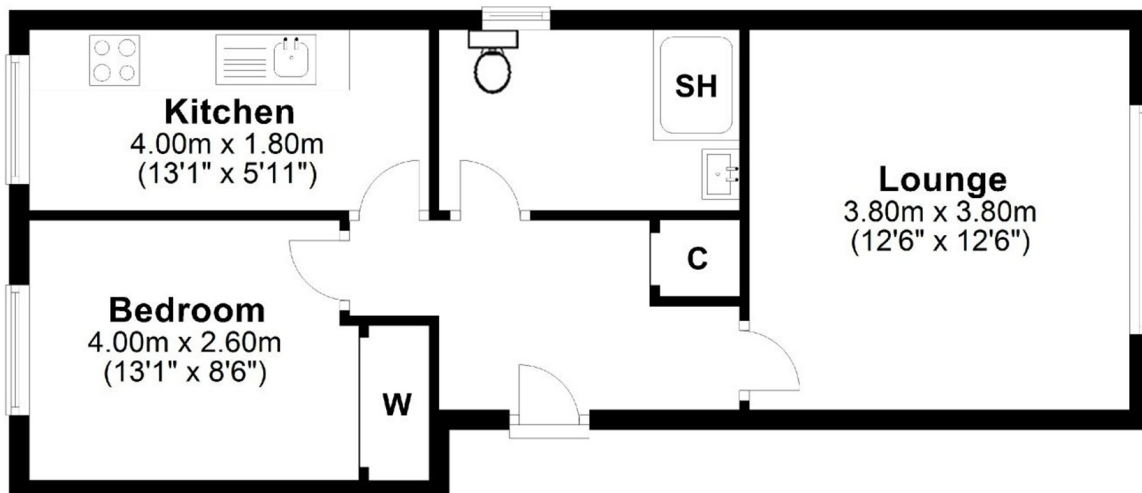
## Tenure

The property benefits from the remainder of a 999 year lease commencing in January 1980. The maintenance charge is approximately £125 per annum and covers maintenance of the communal parts of the Estate. Each owner is responsible for their own buildings insurance and our client currently insures the property via Countrywide at a cost of approximately £20 pcm. No ground rent is payable. The upkeep of the communal hallway is shared between 69 and 70. We have not been able to check this information via an inspection of the lease and management agreement and a prospective buyer should consult their own solicitor for verification.

## Local Authority

Waverley  
Band B

## 70 St Peters Gardens, Farnham



Total area: approx. 44.6 sq. metres (479.7 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance  
only and must not be relied upon

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.